

325
372

325
372

SHINN
ABSTRACT

Shinn

Abstract of Title.

to

Land on Alameda Creek

near Centerville

Township of Washington

County of Alameda

State of California

by

G. W. McKeand,

SEARCHER OF RECORDS,

S. E. COR, FOURTH & BROADWAY STS,

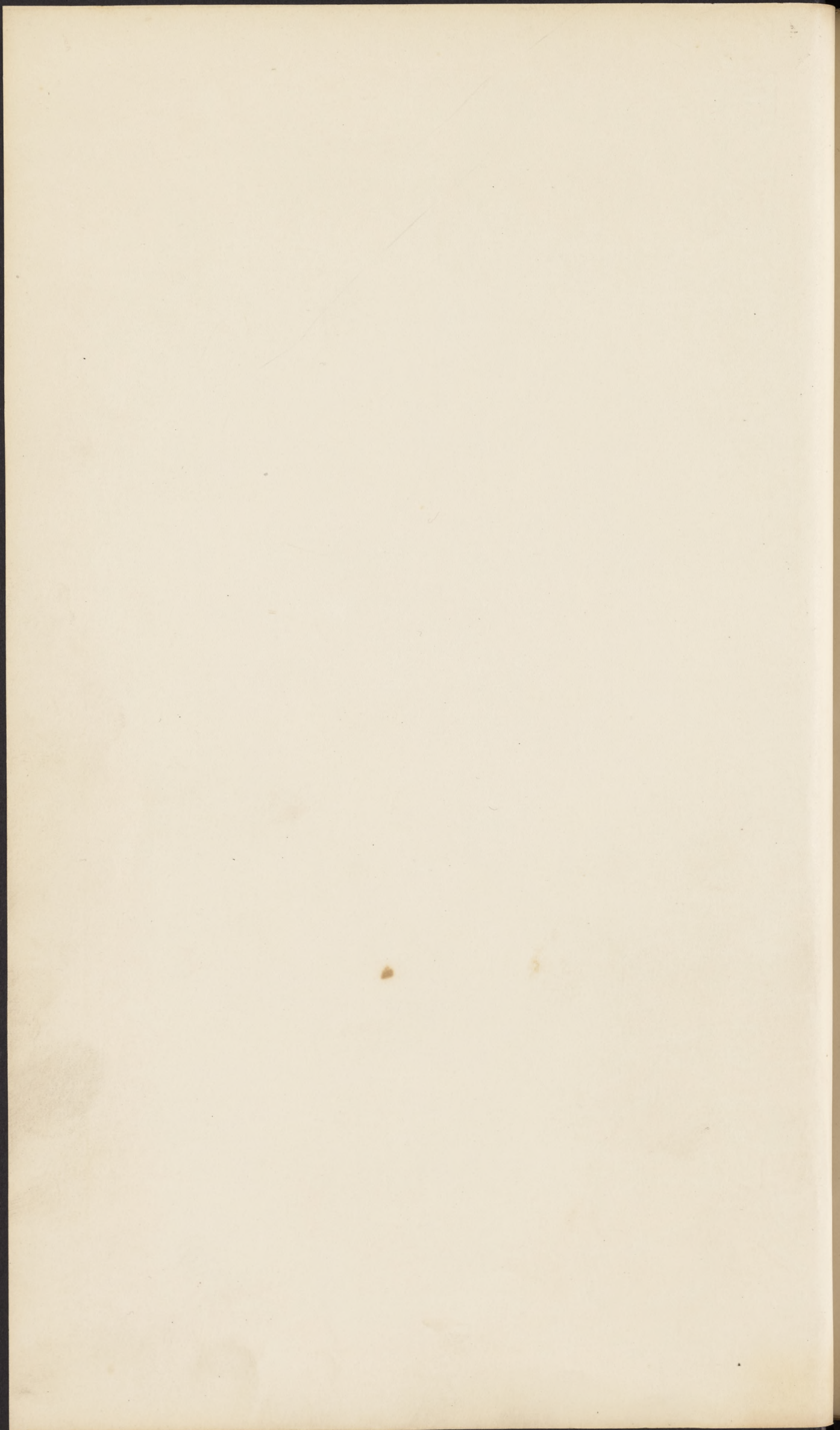
OAKLAND, CAL.

Nov 16, 1887

G. W. McKEAND,
Searcher of Records,
S. E. Cor. 4th & Broadway Sts.
OAKLAND, CAL.

1996.3.3.16





Abstract of Title.

— to —

All that parcel or tract of land situated in the Township of Washington, County of Alameda and State of California, the same being designated as Survey 82 (eighty two) and otherwise as Lot numbered 92 (ninety two), containing $210 \frac{12}{100}$ acres on the official connected plat of the ~~Ex~~ Mission of San Jose as certified October 28, 1865 by the United States Surveyor of California; the said survey or lot being situated in Township 4 South Range one West of the Mount Diablo Meridian according to the said official plat of the survey of lands returned to the General Land Office by the Surveyor General; being the premises described in the Patent from the United States of America to James Shinn, bearing date November 19, 1867, of record in Liber A of Patents at page 400 in the County Recorder's office of said Alameda County.

— Saving and excepting therefrom —

That parcel of land described in the Deed by E. P. Sanford to Lewis Gregory, bearing date October 31, 1874, of record in Liber 100 of Deeds at page 206 et seq. in the County

Recorder's office of said Alameda County.

— Compiled —

from the County records of Alameda County

— by —

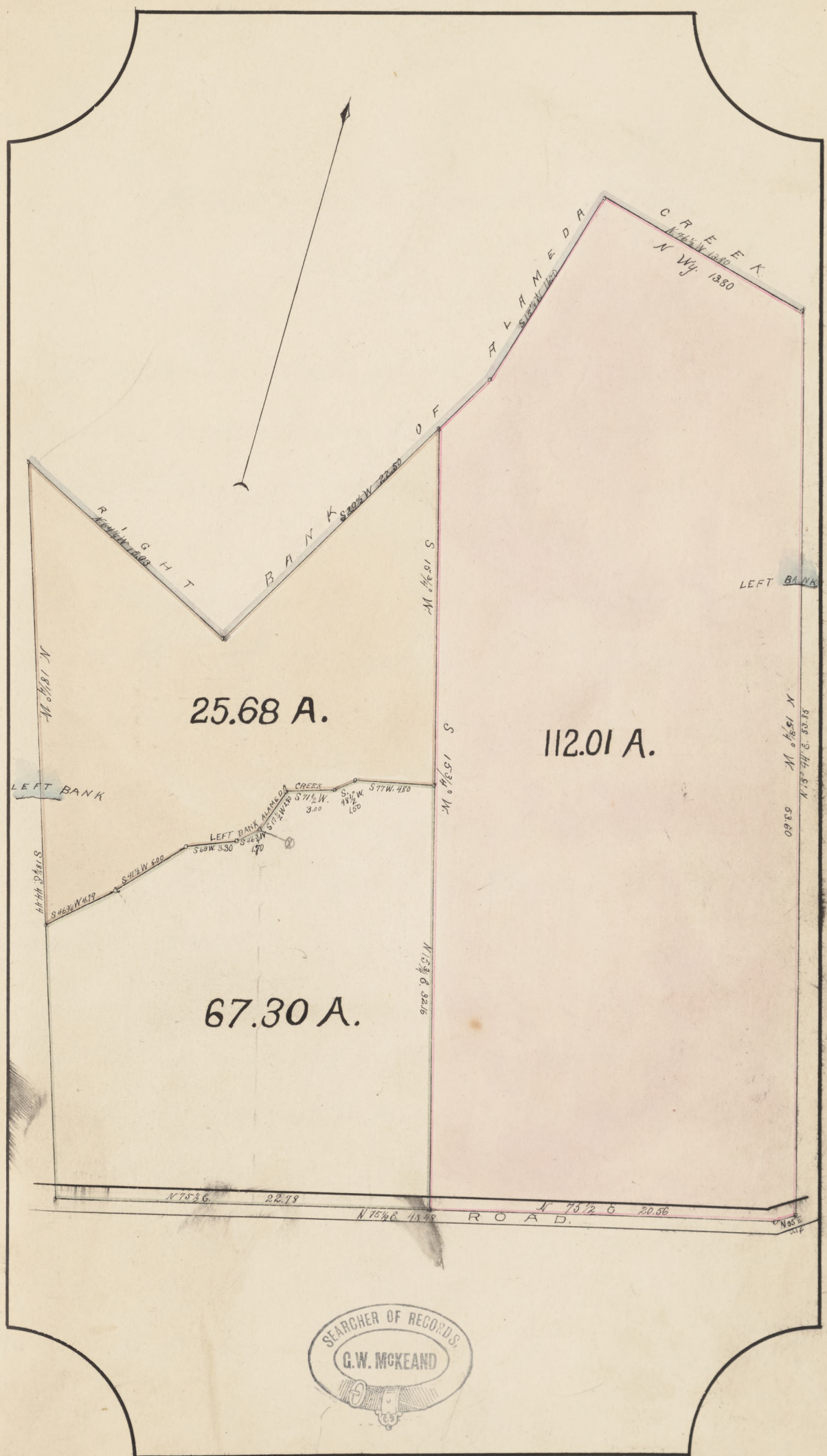
G. W. McKeand.

Searcher of Records for Alameda County

— at —

Oakland







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ACQUISITIONS

DEPARTMENT

100

100

100

100

100

100

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100

References to the annexed Map

The external lines of the whole tract delineate that referred to in the Patent to James Shinn shown on page 1 hereof

The $25\frac{68}{100}$ acre tract is that described in the Deed by E. P. Sanford to J. W. Clark shown on page 11 hereof.

The $67\frac{30}{100}$ acre tract is that described in the Deed by E. P. Sanford to L. Gregory shown on page 9 hereof

The $112\frac{1}{100}$ acre tract is that described in the Deed by James Shinn to J. W. Clark shown on page 15 hereof

Reference to the number 110

The extreme end of the whole had to
be cut off. The object is to the point to
be cut off. The object is to the point to

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Notes of Survey

— of —

That Tract of land containing $210\frac{12}{100}$ acres designated as Survey Eighty two and otherwise as lot numbered Ninety two in the Patent from the United States of America to James Shinn bearing date November 19. 1867 of record in Liber A of Patents on page 400 in the County Records Office of Alameda County such notes being of record in the Office of the United States Surveyor General for California at San Francisco in which also is the official connected map of the tract known as the ex Mission of San Jose

viz.

Field Notes of the Survey of the Private Land Claim of James Shinn in T4. S. R. 1W of Mount Diablo Meridian said claim being a part of the Ex Mission San Jose Alameda Co Cal

Containing $210\frac{12}{100}$ acres

Begin at the N. W. corner of Nichols claim on South boundary of the Rancho Array de la Alameda thence with the meanders of the right bank of Alameda Creek conforming its courses to the true

Magnetic variation of 16° East instead of $15^{\circ} 15'$
East as reported in said Official Ranch Survey.

Var 16° E.

N $76\frac{1}{2}^{\circ}$ W.

13.80 to Station 14 of said Ranch Survey Station 2

S $15\frac{1}{4}^{\circ}$ W.

11.00 to Station 15 of said Ranch Survey " 3

S $29\frac{1}{2}^{\circ}$ W.

22.50 " " 16 " " " at corner to frad^l

Sec^s 20. 21. 27. 90 chains North of cor to Sec^s

20	21
29	28

Station 4

N $64\frac{1}{4}^{\circ}$ W.

19.93 to N.E. corner of Kelsey's claim Station 5

thence with Kelsey's line

S $18\frac{1}{4}^{\circ}$ E.

20.67 to left bank of Alameda creek.

36.66 intersect Section line 3. 37 chs West of cor to Sec^s

20	21
29	28

44.06 to fence on North side of road from Center-
ville to Valley's Mill

44.44 to middle of road at S.E. corner of Kelsey's claim

Station 6

Thence along middle of said road with
Mowry's line

N. $75\frac{1}{2}^{\circ}$ E.

0.97 intersect Section line 72.85 chs. North of cor. to

Sec.^s $\frac{29}{32} | \frac{28}{33}$

10.06 to corner between Mowry and E. W. Sims claim

28.68 intersect Section line 26.70 chs. East of cor. to Sec.^s $\frac{20}{29} | \frac{21}{28}$

43.48 to corner common to E. W. Sim, Morrison and Tyson
and this claim Sta. 7

thence with Morrison and Tyson's line

N. 55 E.

0.12 to S.W. corner of Nichols claim in middle of
road Sta. 8

thence with Nichols line

N. 15° 44' W.

0.40 to fence on North side of road

38.01 to left bank of Alameda Creek

53.85 to Point of beginning Station 1.

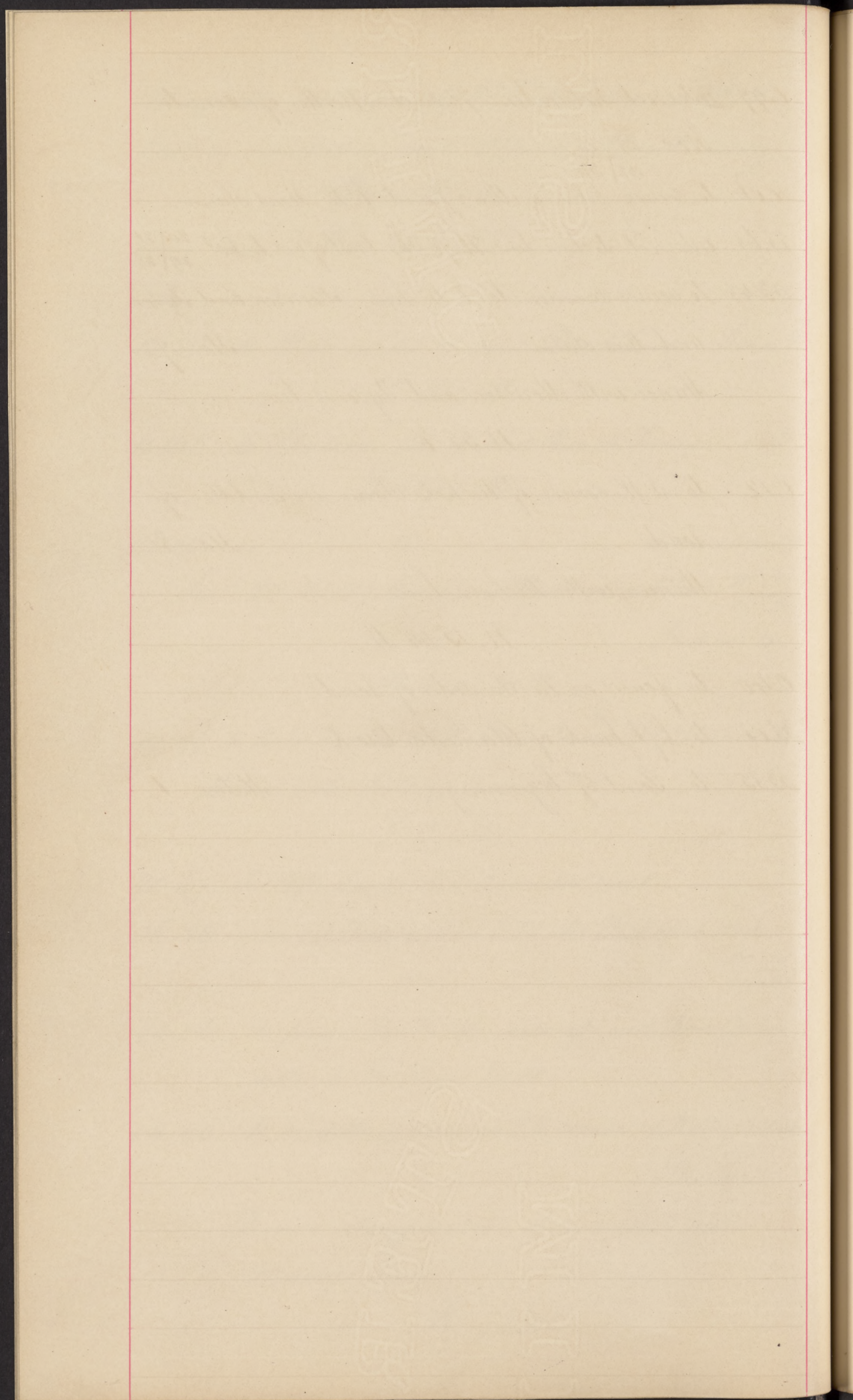


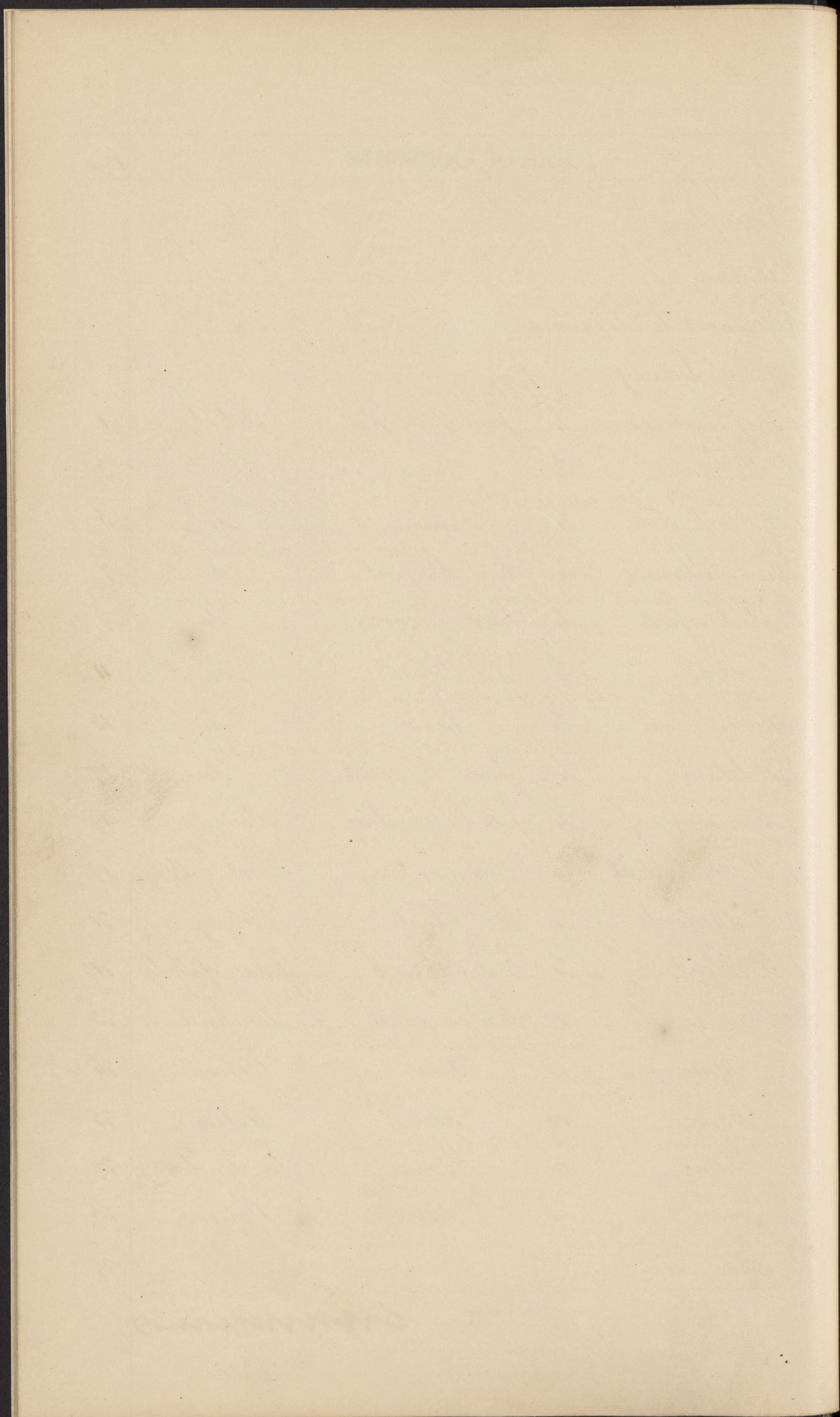
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Chambers



1

The United States of America
To
James Shinn.

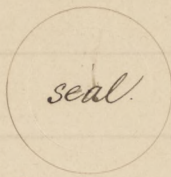
Patent

Dated

November 19. 1867.

Pursuant to the Act of Congress approved March 3. 1865 entitled an Act for the Relief of the occupants of the lands of the Ex Mission of San Jose in the State of California for the following described tract of land designated as Survey Eighty two and otherwise as Lot numbered ninety two containing Two hundred and ten acres and three hundredths of an acre on the official connected plat of the "Ex Mission of San Jose" as certified 28th October 1865 by the United States Surveyor General of California the said survey or lot being situated in Township Four South Range One West of the Mont Diablo Meridian in the District of lands subject to sale at San Francisco according to the said official Plat of the survey of the said lands returned to the General Land Office by the Surveyor General

Now be in consideration of the premises and in conformity with the Act of Congress aforesaid Do give and grant unto the said James Shinn and to his heirs the said tract above described



By the President. Andrew Johnson
by Frank Cowan Secretary

Recorded Vol 1 Page 347

J. W. Granger Recorder of the General Land Office

Recorded

October 21. 1869

in Liber A of Patents page 400.

Addison M. Crane
 — To —
 James Shinn.

Deed

Dated

August 25. 1860

Consideration \$2280.

Does remise release and quit claim all the estate title and interest in and to land in the Township of Washington in Alameda County and bounded and described as follows as per field notes and survey heretofore made by H. A. Stigley County surveyor of said County viz Beginning at the North West corner of the tract on the Alameda Creek at the North end of a ditch dividing said land from Kelsey's possessions thence running up the South bank of the Creek North $83\frac{1}{2}^{\circ}$ East 12 chains North 20° East 9° chains North $58\frac{1}{4}^{\circ}$ East 23° chains South 77° East 6° chains to a tree marking the North East corner of the tract thence along the middle of the ditch dividing the lands from the claim heretofore occupied by Breyfogle and Kenyon South $16\frac{1}{2}^{\circ}$ East $38^{\frac{15}{100}}$ chains to the County Road thence along said Road South 75° West $43^{\frac{44}{100}}$ chains and thence along the middle of

the ditch dividing said land from said Helseys
possession North 19° West $28^{\frac{7}{8}}$ chains to the place
of beginning containing one hundred and fifty one
 $\frac{9}{10}$ acres being the same land now occupied and
possessed by the said party of the second part

A. M. Crane (seal)

Witness:

E. Dupre

Acknowledged

September 3. 1860

before Eugene Dupre, N.P.

City and County of San Francisco

Recorded

October 24. 1860

in Liber J of Deeds 679.

5

Joseph W. Clark and
Edward P. Flint
— To —
James Shinn

Deed

Dated

October 19. 1860

Consideration \$1000

Do remise release and quit claim All the right,
title and interest in and to land in the Township
of Washington County of Alameda and bounded
and described as follows as per field notes and survey
heretofore made by H. A. Higley County surveyor
of said County viz [here follows description of a
151 $\frac{2}{10}$ acre tract same as in the record in Liber J. of
Deeds 679 shown at page 3 hereof] being the
same land now occupied and possessed by the
said party of the second part.

Joseph W. Clark (seal)
Edward P. Flint (seal)

Acknowledged

October 19. 1860

before P. B. Connall N. P.

City and County of San Francisco

[over]

6

Recorded

October 24. 1860

in Liber J of Deeds page 680

James Shinn

— To —

Edmund P. Sanford

Deed

Dated

October 17. 1871

Consideration \$9644

(Revenue Stamp \$10 cancd)

Does grant, bargain sell to land situate in Washington Township Alameda County State of California and described as follows: Beginning at the South Westerly corner of a certain tract of land sold to said James Shinn by United States Patent Certificate No 1129 dated November 19 A.D. 1867 pursuant to an Act of Congress approved March 3^d A.D. 1865 in the middle of the road leading from the Town of Centerville to Vallejos Mills thence along middle of said road North $75\frac{1}{2}$ East 22 $7\frac{3}{100}$ chains to a post thence North $15\frac{3}{4}$ W parallel with the Easterly line of the tract of land described in said United States Patent to the boundary line of the "Arroyo de la Alameda" established according to the official survey of the Rancho "Arroyo de la Alameda" as re-established in the official survey of the ex mission of San Jose thence along said meander

line of said Arroyo de la Alameda South Westerly
and North Westerly to the North Westerly corner
of the said tract of land described in said Patent
same point being the North Easterly corner of Kelsey's
land thence with said Kelsey's Easterly line South
 $18\frac{1}{4}$ East $44\frac{30}{100}$ chains to the place of beginning
parting off from the land described in said Patent
quantity $96\frac{44}{100}$ acres

James Shinn (seal)

Acknowledged

October 20. 1871

before E. V. Joice N.P.

City and County of San Francisco

Recorded

October 25. 1871

in Liber 74 of Deeds page 73.

E. P. Sanford
 — To —
 Lewis Gregory.

Deed.

Dated

October 31. 1874.

Consideration \$9300.

Does grant, bargain and sell land situate in the Township of Washington County of Alameda State of California and described as follows Beginning at South Westerly corner of a certain tract of land sold to James Shinn by United States Patent Certificate No 1129 dated November 19th A.D. 1867 in the middle of the road leading from the Town of Centerville to Valley's Mills thence along middle of said road North $75\frac{1}{2}^{\circ}$ East $22\frac{7}{100}$ chains to a point which is the South Easterly corner of this tract thence North $15\frac{3}{4}^{\circ}$ West 38 links to a fence on Northerly side of road thence $17\frac{3}{100}$ chains to a wire fence thence same course $32\frac{16}{100}$ chains being entire measurement to another wire fence on East line a station on the Southerly bank of Slough from Alameda Creek thence following general course of said bank as follows South 77° West $4\frac{80}{100}$ chains to Station thence South $48\frac{1}{2}^{\circ}$ West $1\frac{50}{100}$ chains

to Station thence South $71\frac{1}{2}^{\circ}$ West 3 chains to
 Station on left high bank of Alameda Creek
 follow meanders of said high bank as follows
 South $17\frac{1}{2}^{\circ}$ West $2\frac{80}{100}$ chains to station thence South
 $48\frac{3}{4}^{\circ}$ West $1\frac{70}{100}$ chains to station thence South 69° West
 $3\frac{30}{100}$ chains to a station thence South $41\frac{1}{2}^{\circ}$ West
 5 chains to station thence South $46\frac{3}{4}^{\circ}$ West $4\frac{77}{100}$
 chains to fence thence South $18\frac{1}{2}^{\circ}$ East $22\frac{50}{100}$ chains
 to point of beginning containing $67\frac{30}{100}$ acres according
 to survey of W. F. Ingalls.

E. P. Sanford (seal)

Witness

W. M. Gilcrest.

Acknowledged

October 31. 1874

before W^m M. Gilcrest N.P.

Alameda County California

Recorded

October 31. 1874

in Liber 100 Deeds page 206.

11
E. P. Sanford

To

Joseph W. Clark.

Deed

Dated

January 12. 1876

Consideration \$200

Does grant bargain and sell land situate in Washington Township County of Alameda and State of California and bounded and described as follows to wit Commencing at a point in the line dividing the lands of James Shinn separating the Westerly tract from the Easterly (said Westerly tract being conveyed by said Shinn to the afore named party of the first part) and distant from the centre of the road from the Town of Cenkeville to Niles ($32\frac{16}{100}$) Thirty two and $\frac{16}{100}$ chains said point being the North Easterly corner of the tract of land conveyed by the grantor in this conveyance to one Gregory in October 1874 the said point being at a station in a wire fence on the Southerly bank of a slough or ravine running a Southerly and Easterly course from Alameda Creek thence following the meandering of said high bank South Westerly as follows South 77° West $4\frac{80}{100}$ chains to a point thence

South $48\frac{1}{2}^{\circ}$ West $1\frac{50}{100}$ chains to a point thence South
 $71\frac{1}{2}^{\circ}$ West 3 chains to a point on the left high bank
 of Alameda Creek thence meandering South Westerly
 along said high bank as follows South $17\frac{1}{2}^{\circ}$ West $2\frac{80}{100}$
 chains to a point thence South $46\frac{3}{4}^{\circ}$ West $1\frac{20}{100}$ chains to
 a point thence South 69° West $3\frac{30}{100}$ to a point thence
 South $41\frac{1}{2}^{\circ}$ West 5 chains to a point thence South
 $46\frac{3}{4}^{\circ}$ West $4\frac{79}{100}$ chains to a fence on line dividing lands
 of J. Shinn from lands of Kelvey as by the official survey
 of the Ex Mission of San Jose thence North $18\frac{1}{4}^{\circ}$ West
 along said last mentioned line to the Southerly line
 of the Rancho Arroyo de la Alameda as established
 by the official survey of the ex mission of San Jose and
 also by the Official survey of said Rancho said point
 being the North Westerly corner of lands of said Shinn
 as established by said official surveys thence me-
 ander South Easterly and North Easterly along the
 Southerly boundary line of said Rancho Arroyo de
 la Alameda to a point on said line where the line
 produced from the point of beginning North $15\frac{3}{4}^{\circ}$
 West intersects the Southerly line of said Rancho
 Arroyo de la Alameda thence South $15\frac{3}{4}^{\circ}$ East to
 the point of beginning being $25\frac{68}{100}$ acres more or
 less mostly creek bottom lands intending hereby to
 convey to the party of the second part all my right
 title and interest in lands in the Ex Mission of

San Jose survey vested in me at this date

E. P. Sanford (seal)

Witness

Geo W. Edwards

Acknowledged

January 12. 1876

before Geo W. Edwards

Alameda County.

Recorded

December 7. 1878

in Liber 172 of Deeds page 42.

James Shinn

To

Joseph W. Clark.

Deed

Dated

October 17. 1871

Consideration \$500.

(Rev stamp 50¢ cancd)

Does grant bargain sell to land situate in
Washington Township in County of Alameda and
State of California and described as follows.

Beginning on the meander line of the "Arroyo de la
Alameda according to the official survey of the Rancho
"Arroyo de la Alameda" as re-established in the official
survey of the "Ex Mission of San Jose" at the North
Easterly corner of the tract of land sold to said
James Shinn as appears by United States Patent issued
November 19th A.D. 1867 in pursuance to the pro-
visions of an Act of Congress approved March 3rd

A.D. 1865 thence North Westerly along said meander
line of said Rancho "Arroyo de la Alameda" $13\frac{80}{100}$ chains
thence South Westerly along said meander line to the
point where the line on the East side of the tract of
land sold by said Shinn to E. P. Sanford running

Northerly strikes the said line of the said Rancho
 "Arroyo de la Alameda" thence with the Easterly line
 of said Sanford's land South $15\frac{3}{4}^{\circ}$ East to the middle
 of the road from Centerville to Valleys Mills thence
 along middle of said road North $75\frac{1}{2}$ East $20\frac{56}{100}$
 chains being the line of said official survey produced
 Easterly eleven links to a point near middle of said
 road thence North $15\frac{3}{4}^{\circ}$ West along the lands of
 Nichols $53\frac{60}{100}$ chains to the boundary line of the
 said Rancho "Arroyo de la Alameda" the place
 of beginning parting off from the lands conveyed
 to said Shinn by said United States Patent the quantity
 of one hundred and twelve $\frac{1}{100}$ (112 and $\frac{1}{100}$) acres.

James Shinn (seal)

Acknowledged

October 20 1871

before E. V. Joice N.P.

City and County of San Francisco

Recorded

December 7. 1878

in Liber 172 of Deeds page 45

12/

Joseph W. Clark

— To —

Jane W. Clark wife of
Joseph W. Clark.

Deed

Dated

December 3. 1878

Consideration Love

Does grant convey and give land in Washington
Township Alameda County and State of California
and described as follows to wit [here follows description
of $112\frac{1}{100}$ acres same as in the record in Liber 172 Deeds
45 shown at page 15 hereof] also [here follows
description of $25\frac{68}{100}$ acres substantially the same as
in the records in Liber 172 Deeds 42 shown at page

11 hereof saving that after the words "thence mean-
dering South Westerly along said high bank as follows"
is written "South $17\frac{1}{2}$ West" instead of South $19\frac{1}{2}$ West]
intending hereby to convey to the party of the second
part all my right title and interest in lands in the
Ex Mission San Jose survey vested in me at this date
The said last described tract of land being that de-
scribed in the deed from E. P. Sanford to the party of
the first part of date January 12. A.D. 1876 to which

Deed reference is hereby made for description
 To have &c This Conveyance is made subject to
 the terms of a certain agreement entered into by and
 between the party of the first part and James Shinn of
 date of June 6th A.D. 1873 providing for the occupancy of
 the land hereinbefore described and the production and
 cultivation thereon by said James Shinn of fruit and
 fruit trees &c and it is the intent of the party of the
 first part in making this conveyance to reserve to and
 continue in the said James Shinn the same rights
 privileges and equities under said agreement as he would
 have were this conveyance not made.

J. W. Clark (seal)

Witness

James Mason

Acknowledged

December 3. 1878

before James Mason N.P.

City and County of San Francisco

Recorded

December 7. 1878

in Liber 172 Deeds page 14

James Shinn and
Lucy E. Shinn his wife
To

Joseph W. Clark and
Edward P. Flint

Mortgage

Dated

October 20. 1860

Covering 151 $\frac{9}{10}$ acres comprehending the
premises under search. To secure the payment
of \$12000 to.

Acknowledged to

Recorded

October 24 1860

in Liber E. Mortgages 208

Cancellation

Certificate of Release by Joseph W. Clark and
Edward P. Flint

Dated

November 23. 1866

Acknowledged

November 24 1866

by Edward P. Flint

before Geo M. Yard N.P.

Alameda County

[over]

and by Joseph W. Clark
before E. V. Joice N.P.
City and County of San Francisco

Recorded

November 26. 1866

in Liber L. Mortgages 689.

Edmund P. Sanford

To

Edward P. Flint.

Mortgage

Dated

October 17. 1861

Covering a $96\frac{44}{100}$ acre tract comprehending a
portion of the premises under search

To secure the payment of \$7500 dk.

Acknowledged dk

Recorded

October 25. 1871

in Liber L Mortgages 668

Cancellation

Certificate of Release by Edward P. Flint

Dated

October 24. 1874

Acknowledged

October 24. 1874

before John W. Sessions N.P.

Alameda County California

Recorded

October 31. 1874

in Liber 46 Mortgages 180

The Alameda Water Company

— vs. —

B. Doe and many others

[among whom is I Shinn]

County Court
for Alameda County

Lis Pendens.

Not dated.

That the object of this suit is to obtain a Decree adjudging that certain lands and waters hereinafter described be and become the property of said Company and be deemed to be acquired for and appropriated to public use &c.

That for the purposes of said Company the following lands and waters are required, situated in the County of Alameda namely: The lands known as the Vallego Mills property on the Alameda creek &c &c and the water flowing and to flow during the ordinary dry season over said lands and between the high banks of said creek or river down to the place where the bed of said river meets the salt

waters of the Bay of San Francisco.

Filed and Recorded June 22. 1865
in Liber A of Lis Pendens 149

Action
Register A page 378
No 376

1865
June 22 Petition filed

24 Order dismissing petition
filed & entered.

The Alameda Water Company

vs.

B. Doe and many others

[among whom is J. Shinn]

County Court
for Alameda County
Register A. page 379
Case No 377.

1865

June 24 Petition filed

[This petition is similar to that filed
on January 8. 1866 in 3rd District Court for
Alameda County in the Action numbered
1733 shown at page 27 hereof]

Sept. 18 Entered on Calendar

[Various Continuances]

Action undetermined

24
The Alameda Water Company

— vs. —

B. Doe and many others

[among whom is I Thier]

3rd District Court
for Alameda County.

Lis Pendens.

Not Dated

That on January 5. 1866 a petition was filed in said Court showing that the Alameda Water Company is a Corporation &c. That for the purposes of the said Company the following lands and waters are required all of which are situated in the County of Alameda, namely: The land known as the Valleys Mills property on the Alameda Creek or river in Alameda County including all the buildings raceways, canals and dams. Also all the water flowing and to flow over said lands and the water flowing and to flow between the high banks of said creek or river between a point at the narrowest place of entrance into the Amador valley and the place where the bed of said river meets the salt waters

of the Bay of San Francisco. That the parties cannot agree upon a purchase of said lands and waters to &c. and praying that the said lands and waters may be taken and appropriated for the use of said Company &c.

John W. Drvinelle
Atty for Petitioners

Filed and Recorded January 8. 1866
in Liber A of Lis Pendens 193.

Action
Register 3 page 357.
No 1733.

1866
January 8. Petition filed

[nothing further]

This and the preceding twenty eight (28) pages appertain to an Abstract of Title to $210\frac{12}{100}$ acres, being Survey 82 (eighty two) and Lot 92 (ninety two) of the lands of the Ex Mission of San Jose, less $6\frac{30}{100}$ acres excepted therefrom, whereof a Table of Contents subscribed by me is herunto prefixed.

State and County Taxes

For the fiscal years from 1862-3 to 1886-7 (both years inclusive) have been paid.

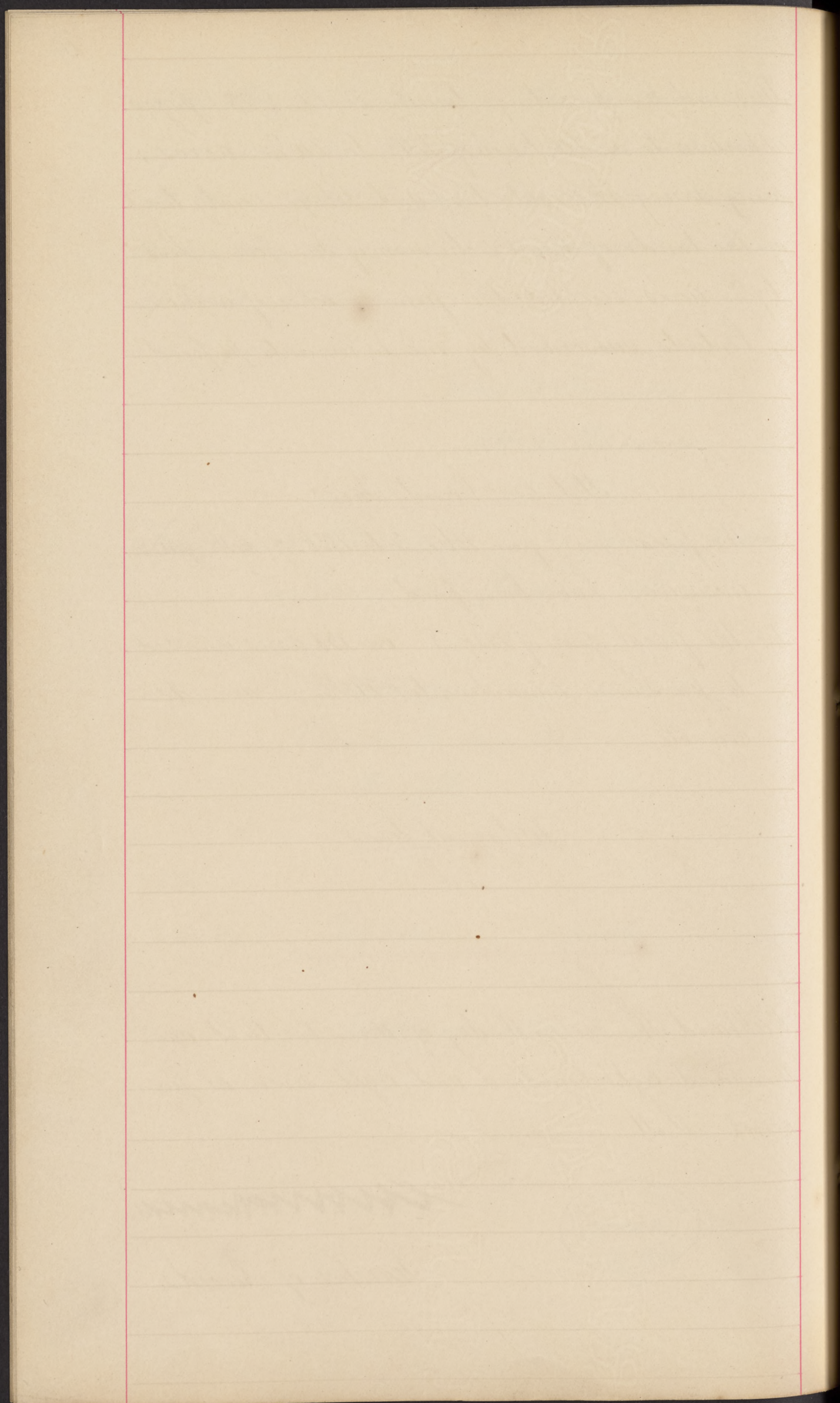
For the fiscal year of 1887-8, on 138 acres assessed to Jas. Shinn, amounting to $\$218\frac{85}{100}$, are Receivable

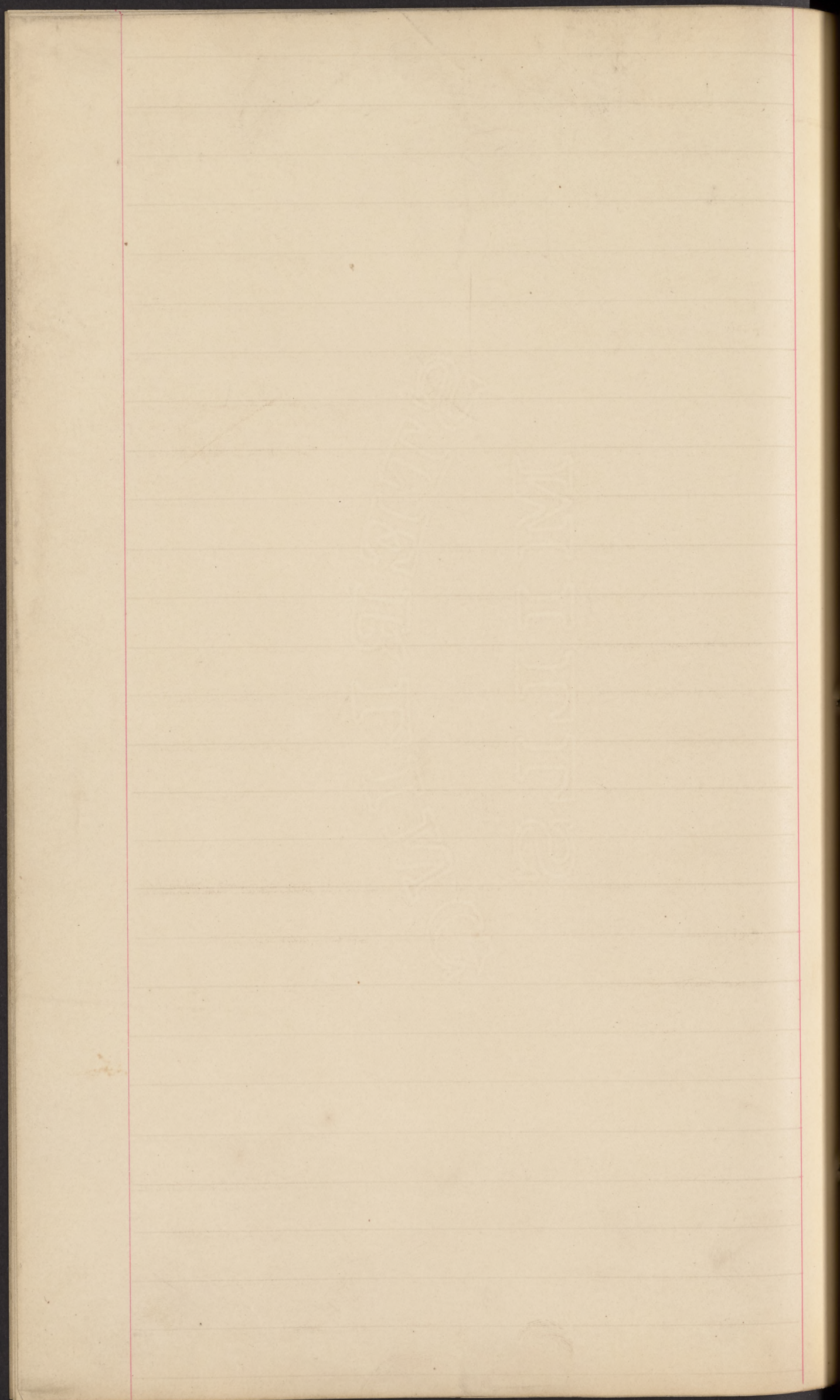
Judgment Liens
nil

Oakland the sixteenth day of November A.D. one thousand eight hundred and eighty seven at five o'clock, P.M.



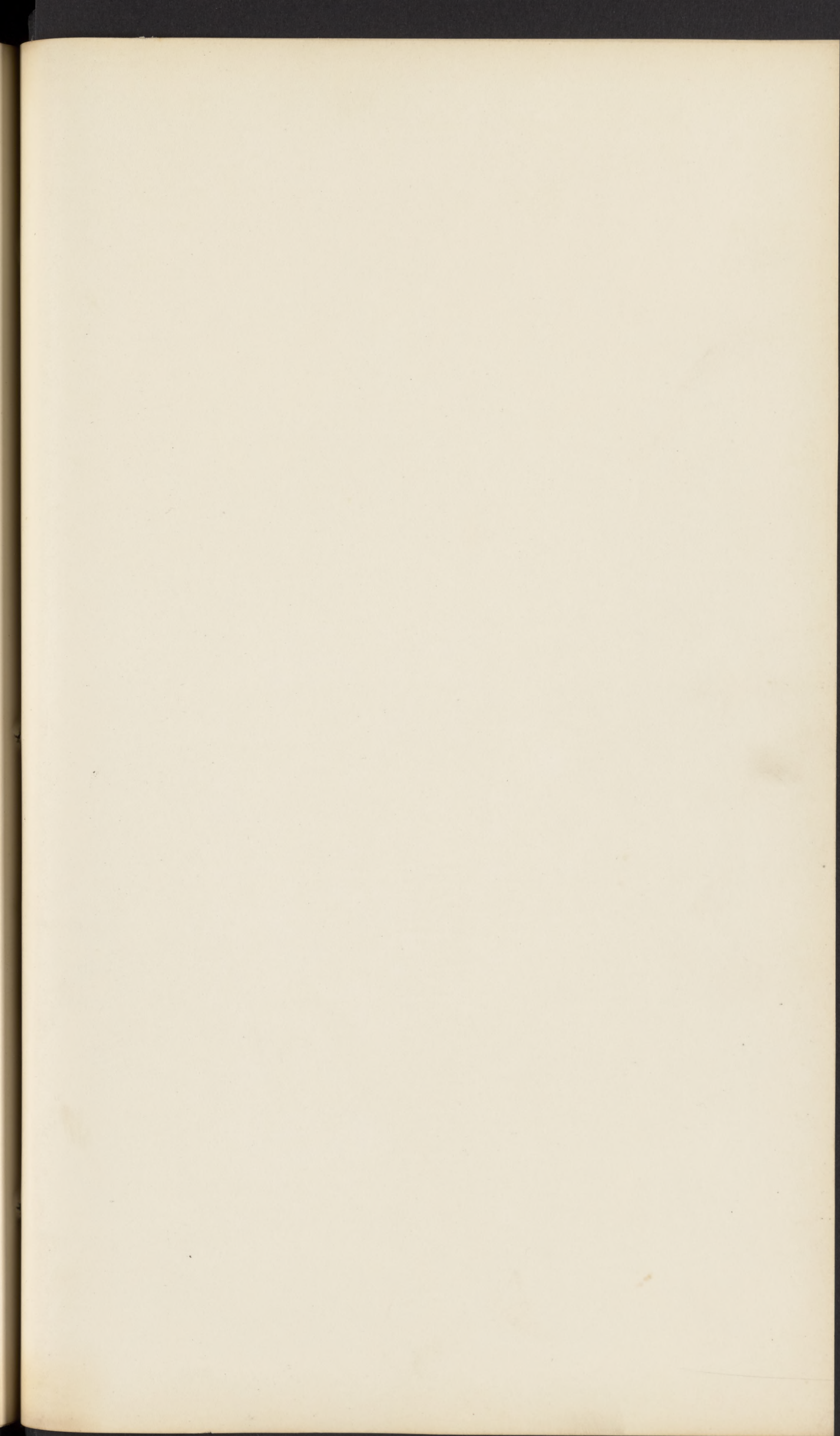
G.W. McKeand
Searcher of Records.







國立中央圖書館
藏書
民國三十四年
五月
九日
印





G. W. McKEAND,
Searcher of Records,
S. E. Cor. 4th & Broadway Sts,
OAKLAND, CAL.

